

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	FOX MARY L/SHARON/ETAL			
Owner 2:	TAYLOR ROBERT			
Owner 3:				
Street 1:	70 MAGNOLIA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	FOX MARY L -		
Owner 2:	-		
Street 1:	70 MAGNOLIA STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3025 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432.000	Spl Credit	Total:	432.000
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4000.000	709,800	800	432,000	1,142,600		1456
							GIS Ref
							GIS Ref
Total Card	0.092	709,800	800	432,000	1,142,600	Entered Lot Size	GIS Ref
Total Parcel	0.092	709,800	800	432,000	1,142,600	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:		377.72	/Parcel: 377.72	Land Unit Type:	10/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	709,800	800	4,000.	432,000	1,142,600		Year end	12/23/2021	PRINT	
2021	104	FV	678,500	800	4,000.	432,000	1,111,300		Year End Roll	12/10/2020		Date
2020	104	FV	678,700	800	4,000.	432,000	1,111,500	1,111,500	Year End Roll	12/18/2019	12/29/21	18:04:1
2019	104	FV	500,100	900	4,000.	459,000	960,000	960,000	Year End Roll	1/3/2019	LAST REV	
2018	104	FV	500,100	900	4,000.	334,800	835,800	835,800	Year End Roll	12/20/2017		
2017	104	FV	486,600	0	4,000.	291,600	778,200	778,200	Year End Roll	1/3/2017	01/18/18	10:12:2
2016	104	FV	486,600	0	4,000.	248,400	735,000	735,000	Year End	1/4/2016	appro	
2015	104	FV	427,400	0	4,000.	243,000	670,400	670,400	Year End Roll	12/11/2014		

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2017	Inspected	PH	Patrick H
8/26/2017	MEAS&NOTICE	HS	Hanne S
2/3/2009	Meas/Inspect	294	PATRIOT
11/11/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	243	PATRIOT
7/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	1456
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
8	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

